

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS AMENDED ON OCTOBER 26, 2018. IT IS A ZONING LOCATION SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS. IT IS A TOPOGRAPHIC SURVEY CONFORMING TO VERTICAL ACCURACY CLASS 'V - 2' AND TOPOGRAPHIC ACCURACY CLASS 'T - 2'. IT IS INTENDED TO DEPICT THE CONFIGURATION (RELIEF) OF THE EARTH'S SURFACE (GROUND) AND THE LOCATION OF NATURAL AND ARTIFICIAL OBJECTS THEREON.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

DISTANCES NOTED +/- FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.

PROPERTY IS LOCATED IN A 'R - 1' ZONE.

REFER TO REVISED PARCEL B & PARCEL B-1, MAP 4875 AND 15 FT. STRIP, MAP 3534 OF THE DARLEN LAND RECORDS.

REFER TO A WARRANTY DEED RECORDED IN BK. 1591, PG. 347 OF THE DARLEN LAND RECORDS.

REFER TO NOTICE OF APPROVAL OF COASTAL SITE PLAN REVIEW #197-A AND LAND FILLING & REGRADING APPLICATION #131-A RECORDED IN BK. 1208, PG. 319 OF THE DARLEN LAND RECORDS.

REFER TO RESTRICTIONS SET FORTH IN BK.1215, PG. 613 OF THE DARLEN LAND RECORDS.

REFER TO PERMANENT PRIVATE CONSERVATION EASEMENT RECORDED IN BK. 1243, PG. 548 OF THE DARLEN LAND RECORDS.

INLAND WETLANDS WERE FIELD IDENTIFIED AND FLAGGED BY SOIL SCIENCE & ENVIRONMENTAL SERVICES ON APRIL 15, 2002 AND FIELD LOCATED BY THIS OFFICE ON AUGUST 5, 2003.

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY.

PROPERTY LIES OUTSIDE ANY LEVEL 'A' MAPPING AQUIFER PROTECTION AREA.

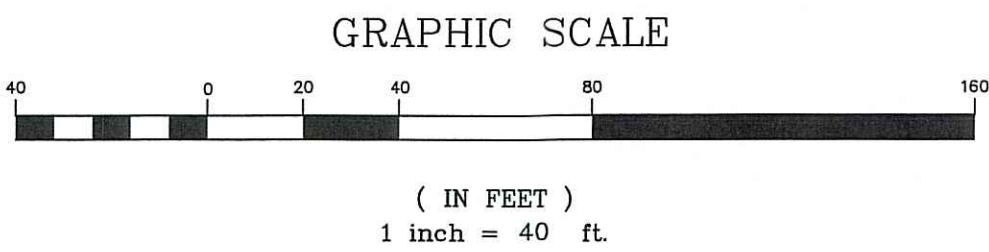
REVISED PARCEL B, MAP 4875 D.L.R. APPEARS ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY - FLOOD INSURANCE RATE MAP, PANEL NO. 09001C0528G, EFFECTIVE JULY 8, 2013 AND IS DEPICTED AS LYING OUTSIDE ANY 1% ANNUAL CHANCE FLOOD ZONE BOUNDARY.

THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PRIOR TO EXCAVATION THE EXACT LOCATION OF THE UTILITIES SHOULD BE CONFIRMED WITH "CALL BEFORE YOU DIG" @ 1-800-922-4455 AND/OR THE RESPECTIVE UTILITY COMPANIES.

LOT AREA = 96,150± SQ. FT. OR 2.207± ACRES



VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88)

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Mark S. Lebow CT PLS #15564

ZONING CHART		RESIDENCE	
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	1.0000 ACRES	2.207± ACRES	
		43,560 SQ. FT.	96,150± SQ. FT.
MIN. WIDTH	150 FEET	152.95 FEET	
MIN. FRONTAGE	50 FEET	273.40 FEET	
MIN. DEPTH	150 FEET	> 150 FEET	
MIN. FRONT YARD	40 FEET	40.4± FEET	
	65 FEET TO $\varnothing$	N/A FEET TO $\varnothing$	
MIN. SIDE YARD (LEAST ONE)	25 FEET	40.0± FEET	
MIN. SIDE YARD (TOTAL OF TWO)	50 FEET	> 50 FEET	
MIN. REAR YARD	40 FEET	> 40 FEET	
MAX. BUILDING HEIGHT (STORIES)	2-1/2 STORIES	2 STORIES	
MAX. BUILDING HEIGHT (FEET)	30 FEET	21± FEET	
MAX. BUILDING COVERAGE	20 PERCENT	4.64± PERCENT	
		19,230 SQ. FT.	4,457± SQ. FT.

ZONING CHART		COTTAGE	
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	1.0000 ACRES	2.207± ACRES	
		43,560 SQ. FT.	96,150± SQ. FT.
MIN. WIDTH	150 FEET	152.95 FEET	
MIN. FRONTAGE	50 FEET	273.40 FEET	
MIN. DEPTH	150 FEET	> 150 FEET	
MIN. FRONT YARD	40 FEET	60.9± FEET	
	65 FEET TO $\varnothing$	N/A FEET TO $\varnothing$	
MIN. SIDE YARD (LEAST ONE)	25 FEET	25.5± FEET	
MIN. SIDE YARD (TOTAL OF TWO)	50 FEET	> 50 FEET	
MIN. REAR YARD	40 FEET	> 40 FEET	
MAX. BUILDING HEIGHT (STORIES)	2-1/2 STORIES	1 STORY	
MAX. BUILDING HEIGHT (FEET)	30 FEET	NOT MEASURED BUT < 30 FEET	
MAX. BUILDING COVERAGE	20 PERCENT	2.24± PERCENT	
		19,230 SQ. FT.	2,155± SQ. FT.

1. BUILDING SETBACK LINES DEPICTED PER MAP 4875 DARLEN LAND RECORDS
2. TOTAL BUILDING COVERAGE = 6,953± SQ. FT. OR 7.23± PERCENT
3. COTTAGE BUILDING COVERAGE INCLUDES POOL 341± SQ. FT.

RECEIVED

APR 23 2020

TOWN OF DARLEN  
PLANNING & ZONING

SHEET 1 OF 2 SHEETS  
ZONING LOCATION & TOPOGRAPHIC SURVEY  
40 GOODWIVES RIVER ROAD  
PREPARED FOR

MICHAEL P. BRUECK  
ERIN BRUECK

DARLEN, CONNECTICUT

SCALE: 1" = 40 FT. MARCH 18, 2020

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.  
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS  
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